

BUILDING PERMIT AND DEVELOPMENT FEES

January 1, 2020

Our Building Permit and Development Fees are shown here. The values shown in this document reflect the fee rates in effect at the time of publication and are subject to change without notification. **The values shown in this document are for informational purposes only.** Please contact the Building Division to verify all fee estimates before arriving and/or submitting any Building Permit application.

Plan Review Fees. Whenever a review of plans is required to verify compliance with the California Building Standard Codes, a Plan Review Fee is due at time of application submittal, see page 2. A Plan Review Fee is in addition to Permit Fees. The Plan Review Fee is either 75% of all Permit Fees and Surcharges, or when Life/Safety and Egress are included, 100% of all Permit Fees and Surcharges, with a minimum charge of \$150.

Building Permit Fees. Building Permit Fees are due and payable at the time of permit issuance. You will always need to supply the valuation, or cost of the work being performed on your project, on your application for a building permit. A 5% Technology Fee is assessed on all Permits. Electrical, mechanical or plumbing projects without any building alterations such as water heater or furnace replacements, are typically not subject to additional Permit Surcharges. State mandated SMIP and CBSC fees are required on Building Permits.

Many non-structural repair and remodel permits for work on a home are assessed a fixed fee that is not valuation based, see page 2. Typical projects with fixed fees include home kitchen remodels, bathroom remodels, reroofing and swimming pools.

Permit Fees for all other permit types are based on valuation, see pages 3 and 4. New Construction and Addition valuations are usually based on square footage using our New Construction Valuation Table, see page 9. The valuation for other types of projects, such as repair, remodel and tenant improvements, is based on the construction cost supplied by the applicant on the application, or as determined by the Building Official.

Permit Surcharges. Additional Permit Fee Surcharges are also added to Building Permits as applicable, see page 3. Additional surcharges are assessed whenever Sub-Trades (electrical, plumbing or mechanical work), Energy, Accessibility, Green Building and/or Storm water treatment systems are required in conjunction with a Building Permit. All new buildings, additions, commercial alterations and TI's are also required to have a Waste Management Plan (WMP). Demolitions with a valuation of \$25,000 or more, and residential remodels with valuation of \$125k or more are also required to have a WMP. Those projects will be assessed either a Waste Management Plan Fee or a Green Building Surcharge, as applicable.

Fire Sprinkler, Fire Alarm and Hazardous Materials Permits. These applications and plans are submitted at our Permit Center and routed to the Livermore Pleasanton Fire Department for review. See our separate [Fire Permit Handouts for Fees](#).

Development Fees. Development Fees are applicable to newly constructed buildings and additions, or whenever a change of use within an existing building creates additional traffic and/or sewer impact. Development Fees are paid at the time of Building Permit Issuance at the current rate, see pages 5-8.

PLAN REVIEW FEES

<u>BUILDING PLAN REVIEW FEE</u> When plans and documents are required, a plan review fee shall be paid at the time of submittal for plan review.	75% of Permit Fees, One-Hour minimum*
<u>BUILDING LIFE SAFETY PLAN REVIEW FEE</u> When plans and documents are required, and the review includes life safety and egress, a plan review fee shall be paid at the time of submittal.	100% of Permit Fees, One-Hour minimum*
<u>COPY MODEL PLAN REVIEW FEE</u> For each building permit in a development after the model plan review has been approved.	25% of the Model Plan Review Fee
<u>ON-SITE PERMIT PLAN REVIEW FEE</u> Plan Review of utility, accessibility or other permitted improvements outside of a Structure on private property.	1% of On-Site Valuation
<u>DEFERRED SUBMITTAL PLAN REVIEW FEE</u> Required at the time of deferred submission of plans and documentation whenever any project component, such as sub-trade plans, floor or roof truss packages, etc., are submitted after building permit issuance.	5% of Plan Review Fee, One-hour minimum*
<u>ADDITIONAL PLAN REVIEW FEE</u> An additional charge may be applied when more than two resubmittals require review to the initial plan review, or for revisions to previously approved plans.	Time and Material, One-hour minimum*
<u>EXPEDITED PLAN REVIEW FEE</u> When requested by an applicant and staff is available, the following surcharge will be added for an expedited plan review.	Additional 50% of Plan Review Fees
<u>HOURLY PLAN REVIEW RATES</u> *All Hourly Plan Review Fees are based on fully burdened plan checker cost or current consultant hourly rate, whichever is applicable.	\$150.00
<u>ALTERNATE MEANS & METHODS REQUEST FEE</u> Plan review requests for alternate means and methods	Time & Material 1-hr min

FIXED PERMIT FEES TABLE

Kitchen Remodel Permit Fee Permit fee for a kitchen remodel permit within a dwelling, including Sub-Trade fees.	\$440.00
Bathroom Remodel Permit Fee Permit fee for each bathroom remodel permit within a dwelling, including Sub-Trade fees.	\$310.00
Residential Re-Roof Permit Fee Permit fee for a one- or two-family dwelling reroof permit, including garage.	\$240.00
Residential Swimming Pool Fee Permit fee for a swimming pool or in-ground spa permit at a one- or two-family dwelling, including Sub-Trade fees.	\$710.00
Residential Electrical Permit Fee Any permit for Electrical work not itemized, in conjunction with an associated Building Permit in a one-or two-family dwelling, or within one multi-family unit.	\$95.00
Non-Residential Electrical Permit Fee Any permit for Electrical work not otherwise specifically itemized or in conjunction with an associated Building Permit within a multi-family or non-residential building.	\$95.00
Residential Mechanical Permit Fee Any permit for Mechanical work within a one-or two-family dwelling or within one multi-family unit, and not in conjunction with an associated Building Permit.	\$95.00
Non-Residential Mechanical Permit Fee Any permit for Mechanical work not otherwise specifically itemized or in conjunction with an associated Building Permit within a multi-family or non-residential building.	\$95.00
Residential Plumbing Permit Fee Any permit for Plumbing work in a one-or two-family dwelling, or within one multi-family unit, not in conjunction with an associated Building Permit.	\$95.00
Non-Residential Plumbing Permit Fee Any permit for Plumbing work not otherwise specifically itemized or in conjunction with an associated Building Permit within a multi-family or non-residential building.	\$95.00

BUILDING PERMIT FEE TABLE

Total Project Valuation	Base Permit Fee	Plus
\$1 - \$1,000	\$95.00	
\$1,001 - \$2,000	\$120.00	
\$2,001 - \$25,000	\$150.00	\$13.48 for each additional \$1,000 (or fraction thereof) up to and including \$25,000
\$25,001 - \$50,000	\$460.00	\$11.40 for each additional \$1,000 (or fraction thereof) up to and including \$50,000
\$50,001 - \$100,000	\$745.00	\$8.00 for each additional \$1,000 (or fraction thereof) up to and including \$100,000
\$100,001 - \$500,000	\$1,145.00	\$6.58 for each additional \$1,000 (or fraction thereof) up to and including \$500,000
\$500,000 - \$1,000,000	\$3,775.00	\$5.27 for each additional \$1,000 (or fraction thereof) up to and including \$1,000,000
over \$1,000,000	\$6,410.00	\$4.58 for each additional \$1,000 (or fraction thereof) above \$1,000,000

PERMIT SURCHARGES

Sub-Trades Surcharge Unless specified elsewhere, applicable to all projects with multi-trade construction being performed in conjunction with a building permit.	25% of Building Permit Fee
Energy Surcharge Unless specified elsewhere, applicable to permitted projects subject to compliance with Title 24, Part 6, the California Energy Code.	25% of Building Permit Fee
Accessibility Surcharge Applicable to all projects requiring compliance with State of California Accessibility, FHAA and/or ADA Requirements.	15% of Building Permit Fee
Green Building Surcharge For all permits requiring compliance with California Green Building Standards (Includes Waste Management Fee).	15% of Building Permit Fee
Stormwater Surcharge For all covered projects requiring SWPPP, On-Site stormwater treatment and/or pre-treatment.	15% of Building Permit Fee
Waste Management Plan Fee Nonrefundable fee to administer and implement the WMP review and verification on covered projects not otherwise subject to the Green Building Surcharge.	\$150.00

GRADING

	Plan Review Fee	Permit Fee
Less than 50 cubic yards	Exempt	Exempt
50 to 10,000 cubic yards	first 1,000 cubic yards	\$210.00
	each additional 1,000 cubic yards or fraction thereof	\$15.75
10,001 cubic yards or more	first 10,000 cubic yards	\$355.00
	each additional 1,000 cubic yards or fraction thereof	\$11.00

STATE OF CALIFORNIA FEES

Strong Motion Instrumentation Program (SMIP)	Residential, per \$1,000 valuation	\$0.13 (\$.50 min)
	Non-Residential, per \$1,000 valuation	\$0.28 (\$.50 min)
CBSC Special Revolving Fund	per \$25,000 valuation or fraction thereof	\$1.00

OTHER PERMIT TYPES, ITEMS AND FEES

On-Site Permit Fee Permit fee for utility, accessibility or other permitted improvements outside of a Structure on private property.		2% of On-Site Valuation
Foundation Only Permit Fee Permit for a new foundation system separated from and prior to issuance of a building permit for a new Structure.		10% of the Project Permit Fee
Technology Fee For permitting software licensing, IVR licensing, archiving and additional technology costs associated with providing permitting and inspection services.		5% of total Permit Fees
Receptacles, lighting switches, luminaires, other electrical outlets or appliances , requiring a permit not within a residential unit, up to 20A, each 1,000 ft ² of floor area.		\$95.00
Electrical Service Panel or Subpanel , up to 1,000A, each		\$145.00
Electrical Service Panel or Subpanel , over 1,000A, each		\$195.00
Illuminated Signs, Outline Lighting and Marquees , each circuit		\$95.00
Busways , each 500 lineal feet or fraction thereof		\$95.00
Residential Photo-Voltaic Systems (includes Plan Review Fee)	Up to 10kW	\$250.00
	Over 10kW	\$450.00, plus \$15/kW above 10
Non-Residential Photovoltaic Systems (includes Plan Review Fee)	Up to 30 kW	\$33 per kW, \$500 minimum
	Over 30kW	\$1,000, plus \$5/kW above 30
Electrical Power Apparatus Equipment, Generators, Transformers, etc. (Rating in HP, kW, or kVA,)	Up to and including 49, each	\$95.00
	Up to and including 99, each	\$145.00
	Over 100, each	\$195.00
Furnace, ductwork, ventilation systems, appliances or other mechanical work requiring a permit not within a residential unit, each 1000 square feet of floor area.		\$95.00
Commercial Kitchen Hood , each		\$290.00
Boilers , each		\$195.00
Evaporative Cooler or Heat Pump , each		\$95.00
Air Handling System , each		\$195.00
Residential Plumbing Permits Any permit for Plumbing work in a one-or two-family dwelling, or within a multi-family unit, not in conjunction with an associated Building Permit.		\$95.00
Non-Residential Plumbing Permits Any permit for Plumbing work in a multi-family or non-residential building not specifically itemized, or in conjunction with an associated Building Permit.		\$95.00
Sewer piping & vents, water piping, gas piping, fixtures and appliances or other plumbing requiring a permit not within a residential unit, each 1000 square feet of floor area.		\$95.00
Fats, Oil or Grease (FOG) interceptor or other pre-treatment clarifier , each		\$390.00
Stormwater piping or treatment systems , each system		\$390.00
ADMINISTRATIVE CHARGE FOR MISCELLANEOUS REQUESTS: Administrative costs associated with items not otherwise specified, reports and requests not covered by permit or plan review fees.		Time & Material Basis, \$20 Minimum
MISC BUILDING INSPECTION FEES** **All Hourly Inspection Rates are based on fully burdened building inspector rate or consultant cost, whichever is greater, currently \$135 / hour.	Inspections outside normal business hours	2-hr minimum
	Re-inspections	2-hr minimum
	Inspections for which no fee is specifically indicated	2-hr minimum
	Housing Inspections, requested by home owner	1-hr minimum
	Temp Occupancy Inspection (up to 30 days max)	4-hr minimum
ALTERNATE MEANS & METHODS REQUEST FEE Plan review requests for alternate means and methods		Time & Material 1-hr min
INVESTIGATION FEE Applicable to any work commenced on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the permits and approvals, in addition to the required permit fees.		100% of Building Permit Fees

DEVELOPMENT FEES

Development fees are assessed on all new structures, additions to existing structures and new residential units. Development Fees are based on the fee in effect at the time of payment, usually at the Building Permit Issuance. Pre-payment of building permit fees and impact fees before permit issuance is not permitted.

Any change of use on a parcel triggers a review of the sewer capacity (both DSRSD and City) and traffic impacts to determine if this creates an increase in demand on the City infrastructure. In all cases where it is determined that the new use increases demand, a fee is assessed based on the difference between the previously purchased impact fee or capacity at a space, building or parcel and the increased impact or capacity demand.

Impervious Surface Drainage Fee

(3rd party fee collected for the Alameda County Flood Control & Water Conservation District, Zone 7)

Zone 7 Drainage District fees are collected for all newly constructed impervious area, and are based on the total square footage increase of all impervious surfaces on the lot or site. Drainage Fees are only payable at time of permit issuance, and are based upon the rate in effect at the time of payment, not application date.

Note: Impervious is defined by the Zone 7 Drainage District as any area occupied by buildings or structures, driveways, streets, sidewalks, parking, storage or any other area where surfacing is required, and any other surface including, but not limited to, asphalt, concrete, compacted gravel, or other non-porous or semi-porous substance or substances which will cause, assist, or in any way contribute to the runoff in any appreciable amount or quantity of water or any associated liquid elements.

\$1.00 per sq ft of impervious surface *(effective 01/01/11)*

Water Connection Fees

Connection fees for new or upgraded water services are based on the size of the water meter(s) and the connection rate in effect at the time of payment, not application date. The project designer determines the size and number of meters needed for the project. The Building and Safety Division collects water connection fees only for one- and two-family residential domestic water meters. The Engineering Division collects water connection fees for all other projects. *(eff. 1/01/2020)*

Meter Size	Meter Type	Gallons per Min	Meter Fee	Recycled Water Connection Fee**	Potable Water Connection Fees*
				City Only	City and Zone 7
$\frac{5}{8}$ " x $\frac{3}{4}$ "	Displacement	10	\$420	\$17,044	\$30,640
$\frac{3}{4}$ "	Displacement	15	\$470	\$25,566	\$45,960
1"	Displacement	25	\$570	\$40,427	\$76,600
1" Combo***	Displacement	25	\$570	N/A	\$32,440***
1- $\frac{1}{2}$ "	Displacement	50	\$730	\$80,854	\$153,200
Other water meter sizes & types	****	****	****	\$1,704.40 per GPM	\$3,640 per GPM

Note: Water Connection charges are based on the flow rate of each water meter, without any reduction.

No water connection fee is collected for separate private fire service connections.

* Fees collected for both Zone 7 and City of Pleasanton.

**Check with the Engineering Department for areas where Recycled Water (Non-Potable) Service is available.

***One- & two-family homes with fire sprinkler systems on a combined 1" water meter pay the 1" City connection fee, but only the $\frac{5}{8}$ " Zone 7 water connection fee. (Zone 7 Ord. FC O-91-68)

****Connection fee, meter type and availability of all water meters must be verified prior to payment.

Sewer Connection Fees

Sewer Connection fees are required for all new structures, new residential units and commercial additions, and may be required for any change or expanded use in an existing building. Residential connection fees are a flat rate per dwelling unit, regardless of the size of building. Non-Residential uses for other than an Accessory Dwelling Unit are based on a wastewater coefficient, typically based on gallons per day per square foot (i.e., 0.24gpd/sf). A change in use that results in an increased demand in sewer flow or effluent type must pay the difference between the previously purchased capacity and the newly estimated required capacity.

The flow rate is determined by either actual water usage or the following table, with some common uses shown (for uses not shown please contact the Building Division). In addition to the City of Pleasanton sewer capacity fee, the City collects sewer connection fees for the Dublin San Ramon Services District (DSRSD), the agency that processes and treats all sewage from the City of Pleasanton. The DSRSD sewer connection fee incorporates two additional strength factors known as biochemical oxygen demand (BOD) and Suspended Solids (SS).

TYPICAL WASTEWATER CHARACTERISTIC FACTORS & UNIT CONNECTION FEES <i>(rates effective 1/01/19)</i>						
	WW Strength (mg/L)		Wastewater Coefficients	SEWER CONNECTION FEES		
	BOD	SS		City Fee	DSRSD Fee	Total Sewer Fees
Residential						
1- or 2-Family Dwelling /Townhome	229	245	220 gpd/unit	\$ 500.00	\$ 13,371.00	\$ 13,871.00
Auxiliary (Second) Dwelling Unit	229	245	0.14	\$ 200.00	\$8.56 per sf	tdb
Condominium	229	245	165 gpd/unit	\$ 375.00	\$ 10,028.00	\$ 10,403.00
Apartment Unit or Mobile Home	229	245	145 gpd/unit	\$ 330.00	\$ 8,824.00	\$ 9,154.00
Non-Residential						
Bagel Shop, per sf	1,000	600	0.24	\$ 0.55	\$ 17.21	\$ 17.76
Bar, Lounge (no onsite cooking), per sf	229	245	0.35	\$ 0.80	\$ 21.27	\$ 22.07
Coffee Shop (no onsite cooking), per sf	229	245	0.37	\$ 0.84	\$ 22.49	\$ 23.33
Day Care, per sf	229	245	0.10	\$ 0.23	\$ 6.08	\$ 6.31
Day Spa, per sf	229	245	0.30	\$ 0.68	\$ 18.23	\$18.91
Dental Clinic, per sf	229	245	0.14	\$ 0.32	\$ 8.51	\$ 8.83
Gyms, Health Clubs, per sf	229	245	0.42	\$ 0.95	\$ 25.52	\$ 26.48
Hair Salon, per sf	229	245	0.10	\$ 0.22	\$ 5.77	\$ 5.99
Ice Cream/Yogurt Shops, per sf	1,000	600	0.21	\$ 0.48	\$ 15.06	\$ 15.54
Institutional, Resident Care, per bed	229	245	100 gpd/bed	\$ 227.27	\$ 6,077.03	\$ 6304.30
Medical Clinic, per sf	229	245	0.37	\$ 0.84	\$ 22.49	\$ 23.33
Office Buildings, per sf	229	245	0.05	\$ 0.11	\$ 3.04	\$ 3.15
Parking Structure, covered, per sf	229	245	0.004	\$ 0.01	\$ 0.24	\$ 0.25
Pizza Take-Out only, per sf	500	275	0.26	\$ 0.59	\$ 16.65	\$ 17.24
Restaurant, Fast Food, per sf	500	275	0.60	\$ 1.36	\$ 38.43	\$ 39.79
Restaurant, Full Service, per sf	725	275	0.54	\$ 1.23	\$ 35.97	\$ 37.20
Retail/ Commercial, per sf	229	245	0.05	\$ 0.11	\$ 3.04	\$ 3.15
Sandwich Shop, per sf	229	245	0.16	\$ 0.36	\$ 9.72	\$ 10.08
Warehouse/distribution, per sf	229	245	0.03	\$ 0.07	\$ 1.82	\$ 1.89
Wine/Beer Tasting (w/o cooking), per sf	229	245	0.18	\$ 0.40	\$ 10.63	\$ 11.03

**All Wastewater coefficients are in gallons per day per square foot (gpd/sf) unless noted otherwise.*

This is list of commonly requested uses. For other uses not listed, please contact the Building Division.

Each GPD of Standard Strength (229 mg/L BOD, 245 mg/L SS) sewer capacity is approx. \$2.27 City fee + \$60.78 DSRSD Fee, for a total cost of approximately \$63.05.

Affordable Housing Fee

(adjusted annually based on CPI; rates effective 1/01/19)

Residential (per dwelling unit)	
Single-family (over 1,500 sq ft)	\$44,248.00
Apartment, Condo, or Single-family (≤1,500 sq ft)	\$43,293.00
Non-Residential (per square foot)	
Retail	\$4.56
Hotel/Motel	\$3.15
Office	\$7.61
Industrial	\$12.64

Capital Facilities Fee

(adjusted annually based on ENR CCI; rates effective 1/01/2020)

Residential (per dwelling unit)	
Single-family detached	\$16,895
Townhouse, Apartment, Condo, ADU	\$12,038
Non-Residential	
Office (per square foot)	\$2.45
Research & Development (per square foot)	\$1.96
Light Manufacturing (per square foot)	\$0.78
Service/Commercial (per square foot)	\$1.78
Warehouse (per square foot)	\$0.78
Retail (per square foot)	\$1.78
Restaurant (per square foot)	\$1.78
Hotel/Motel (per room)	\$968

Transportation Development Fee

(adjusted annually based on ENR CCI; rates effective 1/01/2020)

Residential (per dwelling unit)	
Single-Family, Townhouse	\$9,604
Apartment, Condominium, ADU	\$5,905
Non-Residential	
Office (per square foot)	\$14.99
Commercial/Retail (per square foot)	\$22.03
Industrial (per square foot)	\$9.07
Research and Development (per square foot)	\$11.29
Hotel/Motel (per room)	\$6,332

Tri-Valley Transportation Development Fee

(3rd party fee; adjusted annually based on ENR CCI; rates effective 10/01/19)

Residential (per dwelling unit)	
Single-family unit	\$4,651.00
Multi-family unit (Apartment, Condominium)	\$3,204.00
Accessory Dwelling Unit (ADU Aupair, etc.)	\$0.00
Affordable Housing Units	\$0.00
Non-Residential (per square foot)	
Office, gross floor area	\$7.90
Retail, gross floor area	\$3.44
Industrial, gross floor area	\$4.60
Other Uses, per average am/pm peak hour trip	\$5,167.37

G.I.S. Mapping Fee

\$0.002 per sq. ft., per site.

School Impact Fees

California state law requires that School Impact fees must be paid before building permits may be issued for new construction and additions exceeding 500 square feet. The School Impact Fee is paid by the applicant directly to the Pleasanton Unified School District (PUSD) for all new construction and additions exceeding 499 square feet in area.

Prior to issuance of the building permit, the developer or applicant will need to schedule an appointment with their Business Services Department at (925) 426-4312. You will need to bring one set of City of Pleasanton approved plans and a check to pay the Impact Fees directly to the School District. Once those Plans are returned to the Permit Center, along with documentation to verify the School District has received payment, we can complete the processing and issuance of the Building Permit.

The Pleasanton Unified School District website is <https://www.pleasantonusd.net>.

Other Development Fees

(applicable only on projects in specific locations):

Downtown Revitalization District Parking In-Lieu Fee

(rate effective 4/01/18)

When development within District cannot meet the onsite parking requirements.

\$20,594.03/ parking space

Happy Valley Specific Plan Fees

(In addition to Sewer and Water Connection Fees, rate effective 1/01/17)

Existing Home Pro-rata Cost:	Water- \$15,891	Sewer- \$14,912
New Home Pro-rata Cost:	Water- \$47,301/unit	Sewer- \$29,701/unit

Ruby Hill Development Fees

(rate effective 10/01/19)

Agricultural Mitigation Fee	\$5.05/sf (\$20,203.92 min.)
Livermore Sewer Connection Fee	\$4,633.70/unit
Livermore Traffic Impact Fee	\$7,655/unit

Vineyard Ave Corridor Specific Plan Area

(rate effective 02/21/16)

Agricultural Mitigation Fee	\$25,752 per net acreage
Existing Home Pro-rata Cost	\$40,845/unit
New Home Pro-rata Cost	\$68,518/unit

2020 New Construction Valuation Table

(per sf, unless otherwise noted)

Apartment Houses (R-2):	
Type I	\$210
Type I- Basement Garage	\$105
Type III	\$170
Type V- Masonry	\$170
Type V- Wood Frame	\$150
Type V- Private Garage	\$60
Open Carport	\$40
Assembly Occupancies (A-3):	
Type I	\$245
Type II A	\$230
Type II B	\$220
Type III A	\$200
Type III B	\$195
Type V A	\$180
Type V B	\$170
Banks (B):	
Type I	\$245
Type II A	\$225
Type II B	\$215
Type III A	\$200
Type III B	\$190
Type V A	\$180
Type V B	\$170
Care Facilities (I-1, I-2, R-3.1, R-4):	
Type I	\$250
Type II A	\$235
Type II B	\$225
Type III A	\$205
Type III B	\$200
Type V A	\$185
Type V B	\$180
Churches (A-3):	
Type I	\$290
Type II A	\$275
Type II B	\$260
Type III A	\$245
Type III B	\$240
Type V A	\$225
Type V B	\$215
Convalescent Hospitals (I-1, I-2):	
Type I	\$250
Type II A	\$235
Type III A	\$205
Type V A	\$185

One- and Two-Family Homes:	
Wood Frame	\$165
Masonry	\$215
Garage- Wood Frame	\$60
Garage- Masonry	\$105
Open Carport	\$40
Hotels and Motels (R-1):	
Type I	\$250
Type III A	\$205
Type III B	\$200
Type V A	\$185
Type V B	\$180
Factories, Industrial (F-1, F-2):	
Type I	\$150
Type II A	\$140
Type II B	\$135
Type III A	\$120
Type III B	\$115
Tilt-up	\$130
Type V A	\$100
Type V B	\$95
Libraries (A-3):	
Type I	\$245
Type II A	\$230
Type II B	\$220
Type III A	\$200
Type III B	\$195
Type V A	\$180
Type V B	\$170
Medical Offices (B):	
Type I	\$300
Type II A	\$310
Type II B	\$295
Type III A	\$245
Type III B	\$235
Type V A	\$205
Type V B	\$200
Offices (B):	
Type I	\$245
Type II A	\$225
Type II B	\$215
Type III A	\$200
Type III B	\$190
Type V A	\$175
Type V B	\$170

Public Garages* (S-2):	
Type I	\$130
Type I Open Parking*	\$115
Type II B	\$155
Type III A	\$100
Type III B	\$95
Type V A	\$80
Restaurants (A-2):	
Type III A	\$205
Type III B	\$200
Type V A	\$185
Type V B	\$185
Schools (E):	
Type I	\$265
Type II A	\$250
Type III A	\$220
Type III B	\$210
Type V A	\$195
Type V B	\$190
Service/Fueling Stations (M):	
Type II B	\$150
Type III A	\$155
Type V A	\$135
Canopies*	\$60
Retail Stores (M):	
Type I	\$180
Type II A	\$170
Type II B	\$160
Type III A	\$150
Type III B	\$145
Type V A	\$130
Type V B	\$125
Warehouses* (S-1, S-2):	
Type I	\$140
Type II A	\$125
Type II B	\$120
Type III A	\$110
Type III B	\$105
Type V A	\$90
Type V B	\$85
Associated Equipment:	
Air Conditioning- Commercial	\$10
Air Conditioning- Residential	\$5
Fire Sprinkler Systems	\$5

Miscellaneous Project Valuations			
Ag Barn	\$50	Greenhouse,unconditioned	\$50
Arbor	\$35	Mechanical Room	\$120
Cabana, unconditioned	\$95	Patio Room, Unheated	\$55
Covered Exterior Walkway	\$65	Poolhouse, with HVAC	\$165
Covered Porch	\$35	Porte Cochere	\$35
Exterior Deck	\$35	Public Restroom	\$60
Exterior Walkway, Enclosed	\$230	Pump Station	\$90
Foundation - Manuf. Home	\$70	Residential Deck, Stairway	\$45
Gate, Guardhouse, etc.	\$50	Retaining Wall, < 4' per LF	\$65
Gazebo	\$35	Retaining Wall, < 6' per LF	\$85
		Retaining Wall, 8' freeboard LF	\$120
		Storage Shed	\$55
		Conditioned Storage area	\$165
		Unconditioned Storage	\$150
		Basements- Semi-Finished	\$55
		Basements- Un-Finished***	\$40
		Trash Enclosure	\$90
		Wood Fence, over 7' per LF	\$35
		Conc./Precast Wall, < 4' ret. LF	\$75
		Conc./Precast Sound Wall LF	\$50

All rates include AC unless marked by *.
Add 5 percent to total cost for each additional story over three.
Deduct 20 percent for shell-only building.

City of Pleasanton Authorized Plan Check Consultants

- 4Leaf, Inc., 2110 Rheem Dr, Suite A, Pleasanton, CA 94588
(925) 462-5959 <http://www.4leafinc.com/>
- Independent Code Consultants, Inc., 6280 West Las Positas Blvd, Suite 220, Pleasanton, CA 94588
(925) 264-9559 <https://www.independentcodeconsultants.com/>
- Shums Coda Associates, Inc., 5776 Stoneridge Mall Rd, Suite 150, Pleasanton, CA 94588
(925) 463-0651 <http://www.shumscoda.com/>
- TRB + Associates, Inc., 3180 Crow Canyon Pl, Suite 216, San Ramon, CA 94583
(925) 866-2633 <http://www.trbplus.com/>
- West Coast Code Consultants, Inc., 2400 Camino Ramon, Suite 240, San Ramon, CA 94583
(925) 275-1700 <http://www.wc-3.com/>

The City of Pleasanton Building and Safety Division contracts with outside consultants to perform plan review on our behalf, and when requested by applicants, third party plan reviews. This service is only available for Building and Fire Code related plan reviews, and is not available for any other agencies or Divisions, such as the City of Pleasanton Planning Division, Engineering Department or the Alameda County Environmental Health Department.

Over-the-counter plan review appointments for smaller projects are typically scheduled on Tuesday, Wednesday & Thursday mornings by calling (925) 931-5300. Larger or more complex projects, such as restaurant TI's, must be submitted for plan review.

All plans and supporting documents must be submitted to the City of Pleasanton Permit Center. All applicable plan review fees must be paid at the time of submittal, and in no case prior to review by any party. Initial Plan review turn-around time is typically 10 business days for small jobs, 15 business days for additions, alterations and Tenant Improvements, and 25 business days for new construction or unusually complex projects.

Expedited Building plan review is based upon the availability of plan review personnel, and the applicant must contact the assigned reviewer (in-house or consultant) directly if requested. The expedited plan review fee must be paid in advance. When utilizing a consultant for expedited or third party review, the turnaround time and any additional or expedited fee is negotiated directly between the applicant and the consultant.

After the final review is completed, all plans are returned to the Permit Center, and may take up to an additional two working days for processing prior to permit issuance. Additional Permit Center staff time and fees may also be required if all required information is not submitted by the applicant.

*Note: **This handout contains typical fees collected by the Building and Safety Division** at either the time of submittal and/or permit issuance. Actual fees will be determined by our staff, both at the time of application submittal and prior to permit issuance. In addition, there may be fees for your project required by the Public Works/Engineering Department, (925) 931-5650, and/or Planning Division, (925) 931-5600. Contact those divisions directly for more information.*

California state law requires that School Impact fees must be paid before building permits may be issued for additions and new construction exceeding 500 square feet. A receipt from the school district must be presented to the Building and Safety Division Counter before a permit may be issued. Call the Pleasanton Unified School District for appointments & fee estimates at (925) 462-5500.

If you need help or further information, please contact the City of Pleasanton Building and Safety Division at (925) 931-5300, or email buildingdivision@cityofpleasantonca.gov.